

**LAWRENCE HISTORIC RESOURCES COMMISSION
AGENDA MEETING MAY 18, 2017 6:30 PM
ACTION SUMMARY**

Commissioners present: Bailey, Buchanan, Evans, Hernly
Staff present: Cargill, Weik, Zollner

ITEM NO. 1: COMMUNICATIONS

- A. There were no communications from other commissions, State Historic Preservation Officer, and the general public.
- B. No ex-parte communications.
- C. Commissioner Hernly abstained from Item 8.
- D. ARC Committee Report was acknowledged.

ITEM NO. 2: CONSENT AGENDA

- A. Action Summaries
- B. Administrative Approvals
 - 1. DR-17-00125 901 New Hampshire Street; Sign Permit; Certificate of Appropriateness and Downtown Design Guidelines Review
 - 2. DR-17-00140 914 Massachusetts Street; Sign Permit; Certificate of Appropriateness and Downtown Design Guidelines Review
 - 3. DR-17-00164 8 W. 8th Street; Sign Permit; State Law Review, Certificate of Appropriateness, and Downtown Design Guidelines Review
 - 4. ~~DR-17-00196 1420 Crescent Road; Exterior Alterations; Certificate of Appropriateness~~ DEFERRED PENDING POTENTIAL CHANGES ASSOCIATED WITH THE SITE PLAN APPROVAL

ACTION TAKEN

Motioned by Commissioner Bailey, seconded by Commissioner Hernly, to confirm the Administrative Approvals.

Unanimously approved 4-0.

ITEM NO. 3: PUBLIC COMMENT

Mr. Dennis Brown, Lawrence Preservation Alliance (LPA), said next Thursday the preservation achievement awards will be held at the Cider Gallery from 7-9 pm.

ITEM NO. 4: DR-17-00066 934 Connecticut Street; Demolition and New Construction; Certificate of Appropriateness. The parcel is located in the environs of the McFarland House (940 Rhode Island Street) and the William Watts House (946 Connecticut Street). Submitted by Linda Gwaltney, property owner of record. (Deferred from the April 20, 2017 meeting.)

STAFF PRESENTATION

Ms. Lynne Zollner presented the item. She noted that the applicant has gone above and beyond in working with staff on this project.

APPLICANT PRESENTATION

Mr. Steve Lane, architect, said he didn't have anything to add but appreciated the help from the ARC.

PUBLIC COMMENT

Ms. KT Walsh, East Lawrence Neighborhood Association (ELNA), said they'd like to thank Mr. Lane for working with the ARC.

Mr. Dennis Brown, LPA, said they think it's a good solution for the property and are supportive of the project.

COMMISSION DISCUSSION

Commissioner Buchanan asked if the Commission will get a chance to see the compiled history and documentation on the accessory structure roof type.

Ms. Zollner said it was just part of staff research and not a written document.

ACTION TAKEN

Motioned by Commissioner Bailey, seconded by Commissioner Buchanan, to approve the Certificate of Appropriateness and make the determination that the revised project does not encroach upon, damage, or destroy the environs of the listed historic property, and to direct staff to review any minor alterations to the project.

Unanimously approved 4-0.

ITEM NO. 5: DR-17-00166 1229 Haskell Avenue; Demolition; Certificate of Appropriateness. The property is located in the environs of the Charles French & Elizabeth Haskell House (1300 Haskell Avenue). Submitted by Anthony Backus on behalf of Kathy E. Porsch, property owner of record.

STAFF PRESENTATION

Ms. Zollner presented the item.

APPLICANT PRESENTATION

Mr. Tony Backus, applicant, said this house is the worst he's ever seen. He said there are four separate additions to the property and it's a safety hazard.

NO PUBLIC COMMENT

ACTION TAKEN

Motioned by Commissioner Bailey, seconded by Commissioner Buchanan, to approve the Certificate of Appropriateness and make the determination that the project does not encroach upon, damage, or destroy the environs of the listed historic property because the structure no longer has sufficient integrity due to its condition to contribute to the character of the environs of the listed property.

Unanimously approved 4-0.

ITEM NO. 6: DR-17-00191 816 Ohio Street; Demolition and New Garage; Certificate of Appropriateness. The property is located in the environs of the Jacob House Residence (805 Ohio Street). Submitted by Castrop Design Group, LLC, on behalf of John Lawrence & Kathryn E. Nieters property owners of record.

STAFF PRESENTATION

Ms. Lynne Zollner presented the item.

Commissioner Hernly asked if any original materials or components might be incorporated into the new structure.

Ms. Zollner said that would be a nice gesture.

Commissioner Buchanan asked about the vinyl windows.

Ms. Zollner said they can discuss that with the applicant.

APPLICANT PRESENTATION

Mr. Chris Castrop, Castrop Design Group, said he's attempting to replace the structure with something as authentic as possible. He said they could discuss the idea of a wood window as opposed to the vinyl. He explained that the existing wood on the structure is not salvageable and the siding would also be hard to save but could possibly be repurposed.

NO PUBLIC COMMENT

COMMISSION DISCUSSION

Commissioner Buchanan asked if they are allowed to add conditions.

Ms. Zollner said no, but they can suggest the applicant work with staff on windows (or any particular item); alternatively, they can ask the applicant to accept an amendment to the project.

Commissioner Hernly said the windows are a minor issue that could be worked out with staff.

Commissioner Bailey said he's concerned any attempt to rehabilitate the structure might be a safety issue.

ACTION TAKEN

Motioned by Commissioner Bailey, seconded by Commissioner Evans, to approve the Certificate of Appropriateness and make the determination that the proposed project does not encroach upon, damage, or destroy the environs of the listed historic property.

Unanimously approved 4-0.

They also directed staff to work with the applicant on possibly using a wood window.

ITEM NO. 7: DR-17-00198 820 New Jersey Street; New Construction of Accessory Structure; State Law Review. The property is listed in the Lawrence Register of Historic Places as the Green and Sidney Lewis House. Submitted by Dan Hermreck on behalf of Maxwell E. & Sierra Y. Kautsch, property owners of record.

ITEM NO. 8: DR-17-00197 1108 Ohio Street; Residential Remodel; State Law Review and Certificate of Appropriateness. The property is located in the environs of the E.H.S. Bailey Residence (1101 Ohio Street) and is a contributing structure in the Oread Historic District, National Register of Historic Places. Submitted by Hernly Associates, Inc. on behalf of Eric Keller, property owner of record.

STAFF PRESENTATION

Ms. Lynne Zollner presented the item.

APPLICANT PRESENTATION

Mr. Mike Myers, Hernly Associates, said staff did a great job of explaining the project and would be happy to stand for any questions. He pointed out that this is a tax credit project so there's a high level of scrutiny already placed on the proposal.

They discussed metal versus wood fire escape options.

PUBLIC COMMENT

Mr. Dennis Brown, LPA, said they feel a more modern metal stair is a good choice.

Mr. Frank Jameson explained that he used to live in the home.

COMMISSION DISCUSSION

Commissioner Evans feels the wood stair is more appropriate than metal because it will blend better.

Commissioner Buchanan agreed that it would be more compatible but feels metal would look lighter and have less visual mass. She asked if the State Historic Preservation Office (SHPO) had any comment about the stairs.

Ms. Zollner said the SHPO hasn't weighed in on this project. She said they've approved both types and doesn't think it will prohibit the tax credit one way or another.

Commissioner Buchanan asked if changing the handrail could soften the look.

Ms. Zollner said such small details would likely not be enough to decrease the weight but would increase the cost.

ACTION TAKEN

Motioned by Commissioner Bailey, seconded by Commissioner Evans, to approve the proposed project and make the determination that it does not encroach upon, damage, or destroy the environs of one or more listed historic properties.

Motion carried 3-0-1 with Commissioner Hernly abstaining.

Motioned by Commissioner Bailey, seconded by Commissioner Buchanan, to approve the Certificate of Appropriateness and make the determination that the proposed project will not significantly encroach on, damage, or destroy the landmark or its environs.

Motion carried 3-0-1 with Commissioner Hernly abstaining.

Motioned by Commissioner Bailey, seconded by Commissioner Evans, to direct staff to review any minor alterations to the project.

Motion carried 3-0-1 with Commissioner Hernly abstaining.

ITEM NO. 9: MISCELLANEOUS MATTERS

- A. No comment on Zoning Amendments, Special Use Permits, and Zoning Variances received since April 20, 2017.
- B. No demolition permits received since April 20, 2017.
- C. Miscellaneous matters from City staff and Commission members.

Commissioner Hernly said the Kansas Preservation Alliance Awards are on Friday and there are several local projects nominated.

Commissioner Evans asked about Chapter 22.

Ms. Zollner said commissioners will receive a marked up version in June or July.

Commissioner Bailey asked if they will create a subcommittee.

Ms. Zollner said no, but it will still be available for public comment.

ADJOURN 7:32